

The drafter issues no warranty regarding the property description used herein as same was supplied by the Grantor.

The property herein conveyed is subject to certain water well rights of third parties to use a water well located on the property conveyed. Said rights are referred to in the contract for sale of this property to the Grantee. However, a written agreement, though presented to such third party for signature, has not been executed and will, therefore, not be recorded with this deed. As such, the property conveyed is subject to whatever rights were created in the contract for sale as referred to herein.

The property herein conveyed is expressly subject to the following additional restrictive covenants that shall run with the title hereto, binding the Grantees, their heirs, successors and assigns.

1. There shall be no buildings erected for the purpose of storage of personal property of any type available for rent to the public, or to any person, agency, or entity. This shall be an absolute restriction as regards such use of the property;
2. There shall be no multi-storage facilities of any type erected on the property;
3. There shall be no hog farms, feed lots, chicken houses, or anything of any type that creates or delivers a noxious odor or sound; and,
4. There shall be no boat, RV, camper, or other storage facility of any type erected on the property.

The restrictions herein referred shall be in addition to any restrictions of record this date in the Clerk's Office of Marshall County, Benton, Kentucky.

To have and to hold unto the GRANTEE herein, **SIMS TRAILER DIRECT, LLC**, a Missouri Limited Liability Company, as Fee Simple Absolute owner of the property herein conveyed, it, its successors or assigns forever, by deed with Covenant of General Warranty, the same acting by and through its Agent and Managing Member, Matthew A. Sims.

The parties hereto state the consideration reflected in this deed is the total consideration used for the transfer of the property herein described. The